

Before the Board of Zoning Adjustment, D. C.

Application No. 11727, of Capitol Hill Associates, Inc. pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to continue the operation of a parking lot, as provided by Section 3104.44, in the R-4 Zone located at 310 First Street, S. E., part of lot 46, Square 733.

FINDINGS OF FACT:

1. The site has been used as a parking lot since September 15, 1971, under order of this Board. (See BZA Order 10927.)
2. The property is used as a parking facility for employees of the Republican National Committee, which is adjacent to the parking lot.
3. Applicant testified that the Eisenhower Center Complex is to be constructed on the site sometime in the future.
4. The Department of Highways & Traffic offered no objection to the continuance of this parking facility.
5. Mr. Lawrence Monaco, a resident of the neighborhood and a representative of the Capitol Hill Restoration Society objected to the continued operation of the parking lot on the grounds that it does not serve the residents of the neighborhood and would have an adverse affect on the neighborhood.
6. The opposing party to this application further objected on grounds that the parking lot does not serve the residents of the neighborhood by providing benefits to its residents.
7. In a letter to the Board dated September 13, 1974, the Chief of the U. S. Capitol Police represented to the Board that the subject application should be granted due to the following reasons:
 - (1) Specifically, it alleviates congestion in the immediate neighborhood for those residents of that area who must constantly seek parking spaces.
 - (2) Generally, parking on Capitol Hill is most difficult and parking cars on the subject lot would ease parking in general on Capitol Hill.

- (3) The Office of the Chief of Police, U. S. Capitol Police, has not received any complaints regarding parking on the lot at 310 First Street, S. E.

8. The Board finds that the parking lot in question benefits the neighborhood by alleviating the need for employees of the applicant to park on the streets surrounding the Republican National Committee Building.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the proposed parking lot will not have an adverse affect on the present character or future development of the neighborhood and that the lot is reasonably necessary and convenient to the neighborhood. Without this parking facility, which is for the use of the employees of the Republican National Committee, these employees, out of necessity, would seek on-street parking in the affected neighborhood, thereby creating additional parking problems.

The Board concludes that the granting of this special exception will be in harmony with the general purpose and intent of the Zoning Regulations and will not adversely affect the use of neighboring property.

ORDERED: That the above application be CONDITIONALLY GRANTED for a period of three (3) years.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of three (3) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight (8) inch coping shall be erected and main-

tained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

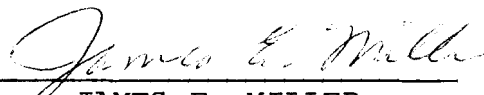
VOTE: 3-0 (Lilla Burt Cummings, Esq. and Mr. Klauber not present, not voting, not having heard the case.)

HEARING DATE: September 18, 1974

EXECUTIVE SESSION: September 24, 1974

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BY ORDER OF D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: OCT 22 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.